



wright
estate agency
FOR SALE

- Detached Bungalow
- Well-Appointed Bathroom
- Close to Local Amenities
- 3 Bedrooms
- Sunny Enclosed Garden with BBQ Area
- Lovely Modern Interior
- Large Open-Plan Lounge & Kitchen Area
- En-Bloc Garage
- Viewings Welcome

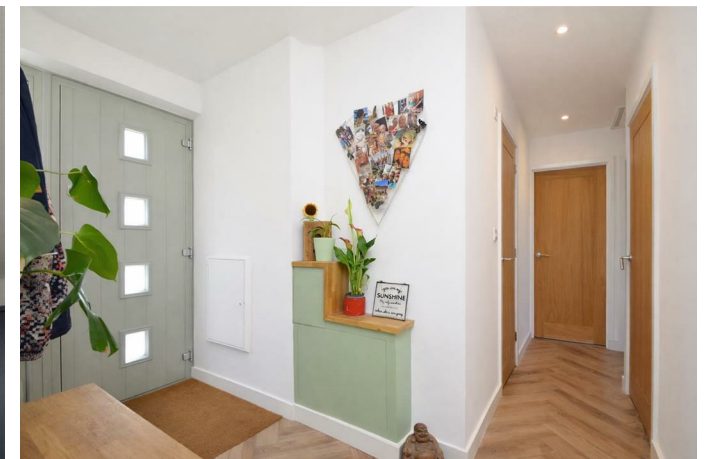
112 Perowne Way, Sandown, PO36 9DT

£300,000

This detached bungalow is located in a quiet pedestrian cul-de-sac on the outskirts of Sandown. The nearby convenience store, cycle track with miles of countryside to explore, and the local train station with mainland ferry connections are all within walking distance. The town centre and seafront are both just a few minutes away by car.

The modern and well-presented accommodation comprises 3 bedrooms, a large open-plan lounge/dining/kitchen, and family bathroom. Additionally, the property benefits from a sunny enclosed garden with a BBQ area, and an en-bloc garage located close by.

The lovely modern interior, and easy access to local amenities makes this an ideal home for anyone looking to enjoy Island life in one of its most popular coastal towns. A viewing is recommended to fully appreciate everything this truly impressive detached bungalow has to offer!



Accommodation

Entrance Hall

Lounge/Diner/Kitchen

20'8 max x 19'3 max (6.30m max x 5.87m max)

Bedroom 1

11'4 x 8'9 (3.45m x 2.67m)

Bedroom 2

8'11 x 8'10 (2.72m x 2.69m)

Bedroom 3

8'5 x 6'7 (2.57m x 2.01m)

Family Bathroom

7'11 x 5'11 (2.41m x 1.80m)

Outside

To the front of the property the garden is laid to lawn with a magnolia tree. The rear garden is laid mainly to lawn with decking accessed directly from the lounge, garden shed, and a BBQ area. The en-bloc garage (15'7 x 8'8) is located close by.



Services

Unconfirmed: gas, electric, telephone, mains water and drainage.

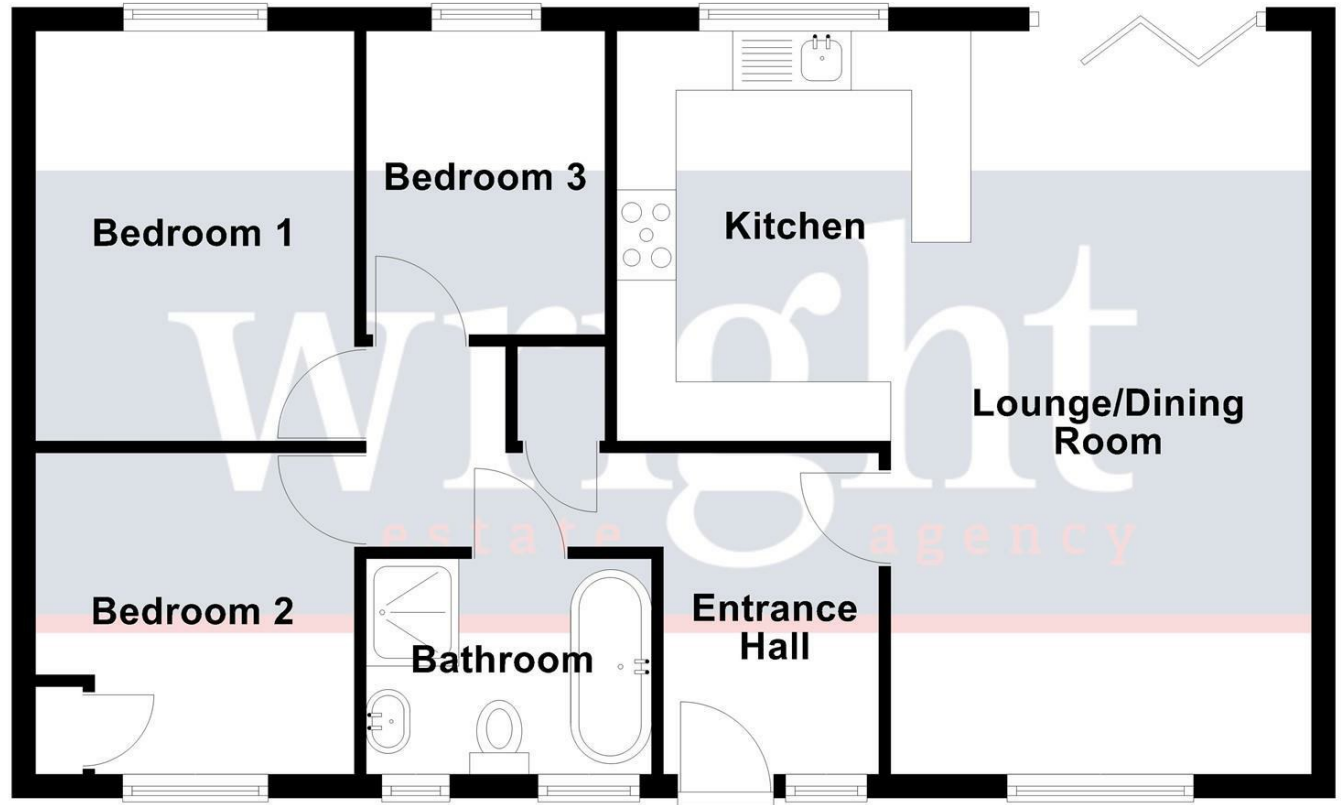
Council Tax

Council Tax Band C - Please contact The Isle of Wight Council on 01983 823901.

Agents Notes

Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.

Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		57	70
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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Viewing: Date Time